

# ANDAZ

4041 COLLINS AVE., MIAMI BEACH, FL 33140

## HPB SET

### INTERIOR AND EXTERIOR RENOVATION

FIRST SUBMISSION: 01.17.2023

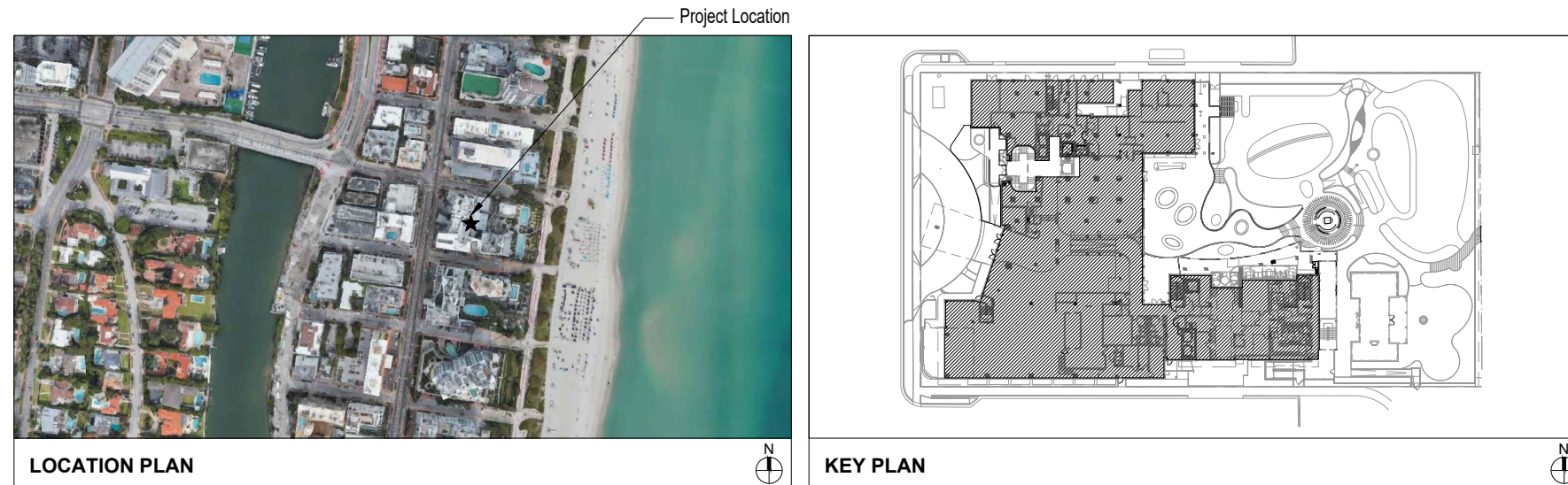
SECOND SUBMISSION: 02.02.2023

# EoA

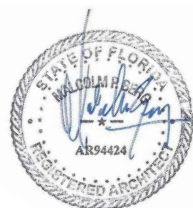
ARCHITECTURE | INTERIORS | BRANDING | MASTER PLANNING | LANDSCAPE

EoA, Inc.  
1929 Ponce de Leon Blvd.  
Coral Gables, Florida 33134  
305-444-0990  
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State of Florida Architect of Record  
Malcolm Berg, AIA  
License No. AR94424



OWNER	PROPERTY CONTACT	ARCHITECT	INTERIOR ARCHITECT	LANDSCAPE ARCHITECT	LANDUSE ZONING ATTORNEY
SUNSTONE HOTEL INVESTORS, INC. 200 SPECTRUM CENTER DRIVE 21ST FLOOR, IRVINE, CA 92618 (561)-676-9397	GOLDEN PALMS, LLC 200 SPECTRUM CENTER DRIVE, 21ST FLOOR, IRVINE, CA 92618	EoA, Inc. 1929 PONCE DE LEON BLVD. CORAL GABLES, FL, 33134 (305)-444-0990	EoA, Inc. 1929 PONCE DE LEON BLVD. CORAL GABLES, FL, 33134 (305)-444-0990	NATURALFICIA, INC. 6915 RED ROAD, SUITE 224 CORAL GABLES, FL 33143 (305)-321-2341	BILZIN SUMBERG 1450 BRICKELL AVE. 23RF FLOOR MIAMI, FL 33131 (305)-350-2415



PROJECT SCOPE
1) New 2 Stop elevator between ground floor and new 2nd floor lobby. 2) Renovated 2nd floor with new lobby and lobby lounge and bar. 3) Renovated historic entry porch. 4) Renovated pools and pool bar. 5) Existing Historic 1930's house relocated to south west corner with enhanced use as part of a beach club. 6) 2nd floor terrace extension over an outdoor covered F&B venue with access to the new pool decks and pool bar.

HISTORIC PRESERVATION SUBMITTAL

SHEET INDEX

ISSUE DATES		HPB 1ST SUBMITTAL 01.17.2023	HPB 2ND SUBMITTAL 02.02.2023
<b>Sheet List Table</b>			
Sheet Number	Sheet Title	HPB 1ST SUBMITTAL 01.17.2023	HPB 2ND SUBMITTAL 02.02.2023
A-0.00	COVER SHEET	●	●
A-0.1	INDEX	●	●
A-0.2	PROJECT INFORMATION	●	●
A-1.0	SURVEY 1 OF 3	●	●
A-1.1	SURVEY 2 OF 3	●	●
A-1.2	SURVEY 3 OF 3	●	●
A-1.3	EXISTING GROUND FLOOR AREA CALCULATIONS F.A.R.	●	●
A-1.4	PROPOSED GROUND FLOOR AREA CALCULATIONS F.A.R.	●	●
A-1.5	EXISTING SECOND FLOOR AREA CALCULATIONS F.A.R.	●	●
A-1.6	PROPOSED SECOND FLOOR F.A.R.	●	●
A-1.7	EXISTING FOURTH FLOOR AREA CALCULATIONS F.A.R.	●	●
A-1.8	EXISTING FIFTH TO NINTH FLOOR AREA CALCULATIONS F.A.R.	●	●
A-1.9	EXISTING TENTH FLOOR AREA CALCULATIONS F.A.R.	●	●
A-1.10	EXISTING ELEVENTH FLOOR AREA CALCULATIONS F.A.R.	●	●
A-1.11	EXISTING TWELFTH FLOOR AREA CALCULATIONS F.A.R.	●	●
A-1.12	EXISTING THIRTEENTH FLOOR AREA CALCULATIONS F.A.R.	●	●
A-1.13	EXISTING FIFTEENTH FLOOR AREA CALCULATIONS F.A.R.	●	●
A-1.14	EXISTING SIXTEENTH FLOOR AREA CALCULATIONS F.A.R.	●	●
A-1.15	SITE LOCATION	●	●
A-1.16	SITE PLAN	●	●
A-1.17	EXISTING CONDITIONS GROUND FLOOR	●	●
A-1.18	EXISTING CONDITIONS GROUND FLOOR	●	●
A-1.19	EXISTING CONDITIONS GROUND FLOOR	●	●
A-1.20	EXISTING CONDITIONS GROUND FLOOR	●	●
A-1.21	EXISTING CONDITIONS GROUND FLOOR	●	●
A-1.22	EXISTING CONDITIONS GROUND FLOOR	●	●
A-1.23	EXISTING CONDITIONS SECOND FLOOR	●	●
A-1.24	EXISTING CONDITIONS SECOND FLOOR	●	●
A-1.25	EXISTING CONDITIONS SECOND FLOOR	●	●
A-1.26	EXISTING CONDITIONS SECOND FLOOR	●	●
A-1.27	EXISTING CONDITIONS SECOND FLOOR	●	●
A-1.28	EXISTING CONDITIONS 1930'S HOUSE	●	●
A-1.29	EXISTING CONDITIONS 1930'S HOUSE	●	●
A-1.30	EXISTING CONDITIONS 1930'S HOUSE	●	●
A-1.31	EXISTING CONDITIONS 1930'S HOUSE	●	●
A-1.32	EXISTING CONDITIONS 1930'S HOUSE	●	●
A-2.0	GROUND FLOOR DEMOLITION PLAN	●	●
A-2.1	GROUND FLOOR CONSTRUCTION PLAN	●	●
A-2.2	GROUND FLOOR FURNITURE PLAN	●	●
A-2.3	SECOND FLOOR DEMOLITION PLAN	●	●
A-2.4	SECOND FLOOR CONSTRUCTION PLAN	●	●
A-2.5	SECOND FLOOR FURNITURE PLAN	●	●
A-2.6	HISTORIC ARRIVAL AND ENTRANCE ENLARGED PLAN	●	●
A-2.7	HISTORIC ARRIVAL AND ENTRANCE ENLARGED RCP	●	●
A-2.8	SECOND FLOOR LOBBY & LOUNGE ENLARGED PLAN	●	●
A-3.0	WEST EXTERIOR BUILDING EXISTING ELEVATION	●	●
A-3.1	WEST EXTERIOR BUILDING PROPOSED ELEVATION	●	●
A-3.2	NORTH EXTERIOR BUILDING EXISTING ELEVATION	●	●
A-3.3	NORTH EXTERIOR BUILDING PROPOSED ELEVATION	●	●
A-3.4	EAST EXTERIOR BUILDING EXISTING ELEVATION	●	●
A-3.5	EAST EXTERIOR BUILDING PROPOSED ELEVATION	●	●
A-3.6	SOUTH EXTERIOR BUILDING EXISTING ELEVATION	●	●
A-3.7	SOUTH EXTERIOR BUILDING PROPOSED ELEVATION	●	●
A-3.8	BUILDING SECTION	●	●
A-3.9	ENLARGED ELEVATIONS	●	●
A-3.10	ENLARGED ELEVATIONS	●	●
A-3.11	ENLARGED ELEVATIONS	●	●
A-3.12	ENLARGED ELEVATIONS	●	●
A-3.13	ENLARGED ELEVATIONS	●	●
A-3.14	ENLARGED ELEVATIONS	●	●
A-3.16	1930'S HOUSE PLANS AND EXTERIOR ELEVATIONS	●	●
A-3.15	1930'S HOUSE INTERIOR ELEVATIONS	●	●
A-4.0	POOL DECK BAR ENLARGED	●	●
A-5.0	HISTORIC ENTRANCE EXISTING INTERIOR	●	●
A-5.1	RENDERS	●	●
A-5.2	RENDERS	●	●

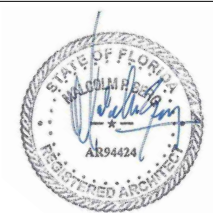
SHEET INDEX

ISSUE DATES		HPB 1ST SUBMITTAL 01.17.2023	HPB 2ND SUBMITTAL 02.02.2023
<b>LANDSCAPE</b>			
Sheet No.	Sheet Title	HPB 1ST SUBMITTAL 01.17.2023	HPB 2ND SUBMITTAL 02.02.2023
L-0.00	COVER SHEET	●	●
L-0.00A	SITE TABULATIONS	●	●
L-0.01	SITE SURVEY	●	●
L-0.02	SITE TREE LIST	●	●
L-0.10	INSPIRATION HARDSCAPE REFERENCE IMAGES	●	●
L-0.11	INSPIRATION HARDSCAPE REFERENCE IMAGES	●	●
L-0.12	INSPIRATION HARDSCAPE REFERENCE IMAGES	●	●
L-1.00	RENDERED SITE PLAN	●	●
L-1.01	OVERALL HARDSCAPE PLAN	●	●
L-1.10	REAR YARD HARDSCAPE AREA DIAGRAM	●	●
L-2.00	WEST ELEVATION	●	●
L-2.01	EAST ELEVATION	●	●
L-2.02	SOUTH ELEVATION	●	●
L-2.03	SOUTH ELEVATION	●	●
L-3.00	OVERALL TREE DISPOSITION LIST	●	●
L-3.01	TREE DISPOSITION LIST	●	●
L-3.10	OVERALL LANDSCAPE PLAN	●	●
L-3.11	OVERALL LANDSCAPE PLAN LIST	●	●
L-3.20	LANDSCAPE REFERENCE IMAGES	●	●
L-3.30	GENERAL PLANTING DETAIL	●	●
L-4.10	OVERALL LANDSCAPE LIGHTING PLAN	●	●
L-5.10	OVERALL IRRIGATION PLAN	●	●
L-6.01	3D RENDERINGS	●	●
L-6.02	3D RENDERINGS	●	●
L-6.03	3D RENDERINGS	●	●

REV. #	DATE	NARRATIVE
-	11.21.2022	HPB SUBMISSION
-	01.17.2023	HPB INITIAL SUBMISSION IN RESPONSE TO COMMENTS RECEIVED FROM PREVIOUS SUBMISSION ON 11.21.2022

ISSUE KEY		
DRAWING NAME	PREVIOUS ISSUE DATE	CURRENT ISSUE DATE
FIRST FLOOR PLAN A	●	●
FIRST FLOOR PLAN B	○	○
FIRST FLOOR PLAN C	○	○
FIRST FLOOR PLAN D	○	○

**ANDAZ, MIAMI BEACH**  
**4041 COLLINS AVE., MIAMI BEACH, FL 33140**  
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY  
 NOVEMBER XX, 2022: FIRST SUBMITTAL



# PROJECT INFORMATION AND SYNOPSIS

**LEGAL DESCRIPTION**

**PARCEL A**  
 Begin at the Southwest corner of Lot 8, Block 33, amended map of the ocean front property of the Miami Beach Improvement Company, according to the plat thereof as recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida; thence North 07° 25' 55" East for 200.00 Feet; thence South 82° 34' 49" East for 355.40 Feet to the intersection with erosion control line recorded in Plat Book 105, Page 62 Sheet 14, of Miami-Dade County, Florida; thence South 06° 58' 25" West along the erosion control line recorded in Plat Book 105, Page 62 Sheet 14 for 200.01 Feet; thence North 82° 34' 43" West for 357.00 Feet to the Point of Beginning.

**PARCEL B**  
 Lots 12, 13 and 14, Block 32, amended map of the ocean front property of the Miami Beach Improvement Company, according to the plat thereof as recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida

**PARCEL C**  
 Lots 17 and 18, Block 32, amended map of the ocean front property of the Miami Beach Improvement Company, according to the plat thereof as recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida.

SITE PLAN / ZONING	BASE F.A.R
ZONING AREA: RM-3 RESIDENTIAL MULTI FAMILY, HIGH INTENSITY DISTRICT	BASE F.A.R = 3.0
FLOOD ZONE: AE-7	<b>FLOOR AREA RATIO</b>
OVERLAY DISTRICTS: COLLINS AVE. WATERFRONT HISTORIC DISTRICTY	
OCCUPANCY: HOTEL / RESIDENTIAL	ALLOWED                      PROVIDED
NET LOT AREA: 71,200 SF (1.634 ACRES)	3.0 x 71,200 SF                      213,600 SQ FT                      213,538 SQ. FT.

**BUILDING SET BACKS**

HISTORIC STRUCTURES	REQUIRED	PROVIDED
PEDESTAL FRONT (COLLINS AVE) STREET SIDE (40 <sup>th</sup> and 41 <sup>st</sup> ) REAR:	20'-0" 16'-0" 50'-0" (FROM BULKHEAD LINE)	15'-0" 4'-6" & 5'-0" 150'-0"
TOWER FRONT (COLLINS AVE) STREET SIDE (40 <sup>th</sup> and 41 <sup>st</sup> ) REAR:	20'-0" 16'-0" 75'-0" (FROM BULKHEAD LINE)	15'-0" 4'-6" & 5'-0" 170'-0"
2007 STRUCTURES	REQUIRED	PROVIDED
PEDESTAL FRONT (COLLINS AVE) STREET SIDE (40 <sup>th</sup> and 41 <sup>st</sup> ) REAR:	20'-0" 16'-0" 50'-0" (FROM BULKHEAD LINE)	155'-0" 16'-0" 60'-10" (FROM BULK HEAD)
TOWER FRONT (COLLINS AVE) STREET SIDE (40 <sup>th</sup> and 41 <sup>st</sup> ) REAR:	70'-0" 16'-0" 75'-0" (FROM BULKHEAD LINE)	148'-0" 16'-0" 77'-0" (FROM BULKHEAD LINE)
PROPOSED 2023 MODIFICATIONS	REQUIRED	PROVIDED
UPPER POOL STREET SIDE (40 <sup>th</sup> and 41 <sup>st</sup> ) REAR:	15'-0" N/A	15'-0" 77'-0" (FROM BULKHEAD LINE)
LOWER POOL STREET SIDE (40 <sup>th</sup> and 41 <sup>st</sup> ) REAR:	15'-0" 10'-0" (FROM BULKHEAD LINE)	15'-0" 10'-0" (FROM BULKHEAD LINE)
RELOCATED 1930'S HOUSE STREET SIDE (40 <sup>th</sup> and 41 <sup>st</sup> ) REAR:	16'-0" 10'-0" (FROM BULKHEAD LINE)	16'-0" 16'-0" (FROM BULKHEAD LINE)

BUILDING HEIGHT	PARKING																										
<table style="width: 100%;"> <tr> <td style="width: 50%;">ALLOWED</td> <td style="width: 50%;">PROVIDED</td> </tr> <tr> <td>200'-0"</td> <td>207'-0" EXISTING HISTORIC TOWER</td> </tr> <tr> <td>20'-0"</td> <td>148'-5" EXISTING 2007 TOWER</td> </tr> </table>	ALLOWED	PROVIDED	200'-0"	207'-0" EXISTING HISTORIC TOWER	20'-0"	148'-5" EXISTING 2007 TOWER	<table style="width: 100%;"> <tr> <td style="width: 50%;"><b>REQUIRED</b></td> <td style="width: 50%;"></td> </tr> <tr> <td>HOTEL ROOMS</td> <td>265 x 1 SPACE / UNIT</td> </tr> <tr> <td>HISTORIC STRUCTURE</td> <td>50 FOR FIRST 100 UNITS</td> </tr> <tr> <td>EXISTING 2007 STRUCTURE</td> <td>1 SPACE / UNIT X REMAINING 16 UNITS</td> </tr> <tr> <td></td> <td style="text-align: center;"><b>NO PARKING REQUIRED</b></td> </tr> <tr> <td></td> <td style="text-align: center;">50 PARKING SPACES REQUIRED</td> </tr> <tr> <td></td> <td style="text-align: center;">16 PARKING SPACES REQUIRED</td> </tr> <tr> <td></td> <td style="text-align: center;"><b>TOTAL = 66 PARKING SPACES REQUIRED</b></td> </tr> <tr> <td><b>PROVIDED</b></td> <td></td> </tr> <tr> <td colspan="2">117 PARKING SPACES PROVIDED WITHIN 1200'-0" AT PARKING GARAGE LOCATED AT 228 WEST 40th STREET MIAMI BEACH FL.</td> </tr> </table>	<b>REQUIRED</b>		HOTEL ROOMS	265 x 1 SPACE / UNIT	HISTORIC STRUCTURE	50 FOR FIRST 100 UNITS	EXISTING 2007 STRUCTURE	1 SPACE / UNIT X REMAINING 16 UNITS		<b>NO PARKING REQUIRED</b>		50 PARKING SPACES REQUIRED		16 PARKING SPACES REQUIRED		<b>TOTAL = 66 PARKING SPACES REQUIRED</b>	<b>PROVIDED</b>		117 PARKING SPACES PROVIDED WITHIN 1200'-0" AT PARKING GARAGE LOCATED AT 228 WEST 40th STREET MIAMI BEACH FL.	
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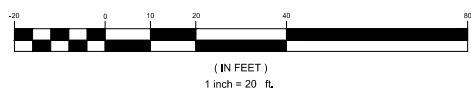
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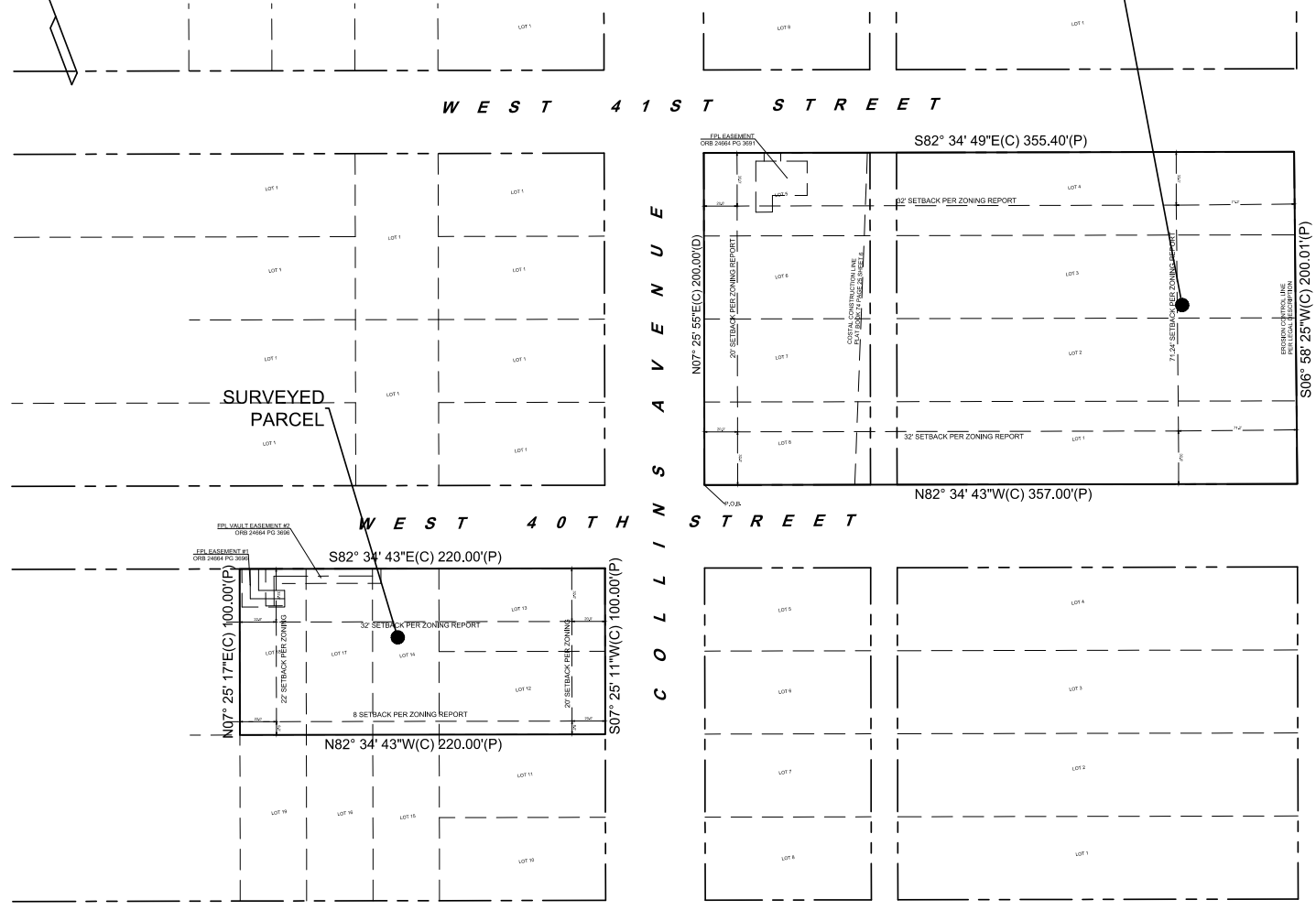
sheet no.  
**A-0.2**

# ALTA/NSPS LAND TITLE SURVEY

GRAPHIC SCALE



SURVEYED PARCEL



PROPERTY ADDRESSES:  
4041 Collins Avenue, Miami Beach, FL 33140  
Tax Folio No.: 02-3226-001-1920  
228 West 40th Street, Miami Beach, FL 33140  
Tax Folio No.: 02-3226-001-1890

LEGAL DESCRIPTION:  
PARCEL A  
Begin at the Southwest corner of Lot 8, Block 33, amended map of the ocean front property of the Miami Beach Improvement Company, according to the plat thereof as recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida, thence North 07° 25' 55" East 17° 00.00' Feet; thence South 82° 34' 43" East for 357.00 Feet to the intersection with erosion control line recorded in Plat Book 105, Page 62, Sheet 14, of Miami-Dade County, Florida, thence South 06° 58' 25" West along the erosion control line recorded in Plat Book 105, Page 62, Sheet 14, for 200.01 Feet; thence North 87° 34' 43" West for 357.00 Feet to the Point of Beginning.

PARCEL B  
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PARCEL C  
Lots 17 and 18, Block 32, amended map of the ocean front property of the Miami Beach Improvement Company, according to the plat thereof as recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida,

SURVEYOR'S NOTES:  
The client provided the legal description to the surveyor and it is based on the legal description as shown on the First American Title Insurance Company, Commitment for Title Insurance Order Number: NCS-1116317-SA1, dated February 3, 2022 at 7:30 AM, Amended March 3, 2022.

Bearing are based on an assumed meridian, where the centerline of COLLINS AVENUE bears North 07°25'22" East. All distances as shown are based on the US Survey foot.  
Elevations shown hereon are referred to the National Geodetic Vertical Datum of 1929 (NGVD 29) and are expressed in Feet.  
Miami-Dade County Benchmark references:  
-BM Name: B-313  
BM Elevation (NGVD 29): 4.33 feet  
Location 1: 36 ST - 61.7 SOUTH OF SOUTH CURB  
Location 2: HWY A-1A (COLLINS AVE) - 57.8' EAST OF EAST CURB  
Description 1: US C & G BRASS DISC ON TOP OF CONC RAMP DIRECTLY OVER A CATCH BASIN.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 17-17, Florida Administrative Code, at an equivalent distance standard of 1 foot to 10,000 feet for Commercial Areas. The elevations as shown are based on a closed level loop to the benchmark noted above, and meet or exceed a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

The maximum allowable Relative Positional Precision for an ALTA/NSPS Land Title Survey is 2 cm (0.07 feet) plus 50 parts per million (based on the direct distance between the two corners being tested), marking any other corner of the surveyed property at the 50 percent confidence level. The Relative Positional Precision for this ALTA Survey has been found not to exceed the maximum allowable value for Relative Positional Precision as stated above.  
At the time of Survey, the existing buildings lying within the Surveyed site does lie within a Special Flood Hazard Area (SFHA) as shown in the National Flood Insurance Program, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map No. 12086C0309L, Community No. 120661 for the City of Miami Beach, bearing an effective revised date of September 11, 2009. Said map delineates the herein described land to be situated within Zone "AE", flood depth of 7 feet.

This SKETCH OF BOUNDARY SURVEY - ALTA/NSPS LAND TITLE SURVEY is based on: (i) recovered monumentation; (ii) the First American Title Insurance Company, Commitment for Title Insurance Order No. NCS-1116317-SA1, commitment dated February 3, 2022 at 7:30 AM; (iii) the record plat for the aforementioned plat of MIAMI BEACH IMPROVEMENTS COMPANY.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Rights of Way other than as stated in the legal description or as shown on the underlying record plat. Right of Way should be verified by the owner and/or agent with the appropriate agency prior to design or construction. Right of Way as shown is based on the MIAMI BEACH IMPROVEMENTS COMPANY plat and has not been Verified.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records' Property Appraiser Office and no claims as to ownership are made or implied.  
The names of the adjoining owners and the associated tax folio number are based on the web based the Miami-Dade County Property Appraiser's Property Search Summary Report.

Adjacent properties were not investigated at the time of this Survey.

Distances from property lines to fences or walls may slightly vary due to their irregularity, width and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, windbreaks or other landscaping usually located adjacent to the lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

The location of all visible structures and other improvements situated on the subject property or adjacent roads are shown hereon.  
Only the surface indications of the underground utilities have been located in the field. There may be other underground utilities in addition to those evidenced by visible appearances as shown on this sketch. This ALTA/NSPS Land Title Survey does not reflect any existing improvement or utilities of any kind, that may be hidden and therefore not ascertainable by visual inspection. Also this Boundary Survey does not extend beyond the elevations and surface locations of the utilities and improvements depicted hereon. It should be noted that there may be other underground utilities in addition to those evidenced by visible appearances shown on this sketch. The owner or his agent should verify all utility locations with the appropriate utility provider before using.

The names of the adjoining owners and the associated tax folio number are based on the web based the Miami-Dade County Property Appraiser's Property Search Summary Report.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.  
Call 811 or visit www.sunshine11.com before digging.

Not all property corners were recovered at the time of the updated survey work.

Some building walls as shown hereon are located near the property line meaning that the building wall is placed either on or very close to the lot boundary line. In many cases because of the construction of the wall and its irregularity not always being perfect such wall can be either right on the lot line, clear of the lot line or crossing the lot line into the adjacent lot, therefore the resultant of said dimensions may vary slightly within 0.20' of a foot more or less. The underground footings of walls along boundary lines were not located.  
No encroachments were noted by this survey, except as shown and noted hereon. The ownership of all structures as shown hereon was not determined. Fence locations as shown are based on the recovered monumentation and calculations.

The location of utilities on or adjacent to the property was not secured. Only the above ground visible surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appearances as shown on the sketch. Underground utility references based on limited information provided by the utility company. Owner of his agent should verify all utility locations with the appropriate utility providers shown on this sketch. The owner or his agent should verify all utility locations with the location of underground footings.

This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity. This survey does not reflect or determine ownership.  
The total area of the Parcel "A" as described herein contains 71,239.5 square feet more or less (1.64 Acres more or less).  
The total area of the Parcel "B" and "C" as described herein contains 20,000 square feet more or less (0.46 Acres more or less).

The building area(s) as shown hereon is based on the exterior footprint of the building at ground level, which includes the interior open corridors, and is not the gross building area.  
In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.  
Obstructed corners are witnessed by improvements.

Parcels B and C are contiguous.

There is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

SYMBOL LEGEND table listing various symbols for fire hydrant, water valve, gas valve, etc.

LINE TYPES table listing line styles for building overhang, centerline, section line, etc.

ABBREVIATIONS table listing abbreviations for As-Built info, Air Conditioner Unit, Building, etc.

ZONING LEGEND table listing zoning designations and their corresponding symbols.

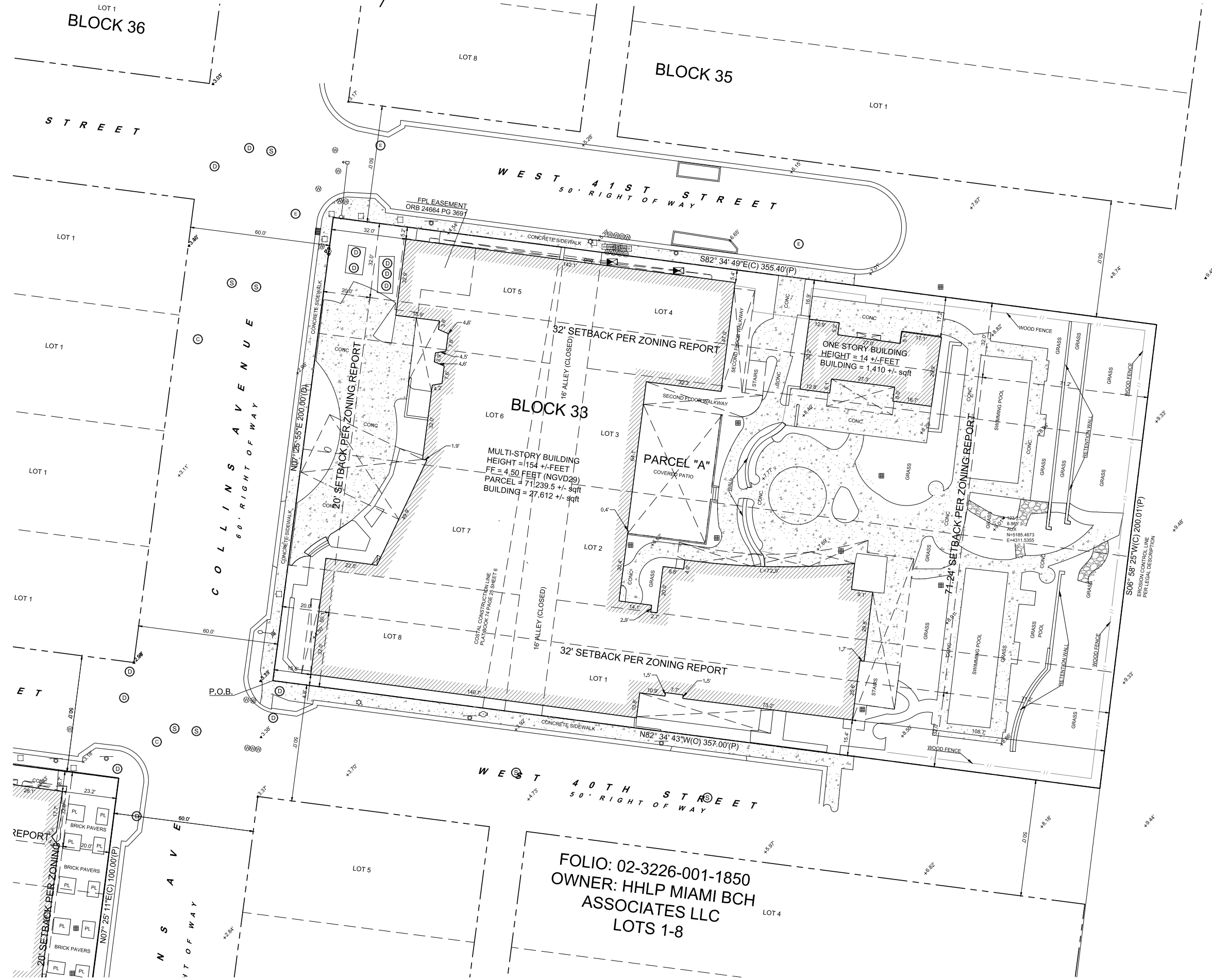
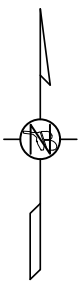
ZONING REPORT SETBACK REQUIREMENTS table with columns for setback type, existing requirements, existing conditions, and compliance.

ZONING REPORT OFF-STREET PARKING REQUIREMENTS table with columns for existing requirements, existing conditions, and compliance.

Right margin containing E.R. Brownell & Associates, Inc. logo, address (4041 Collins Avenue, Miami Beach, FL 33140), and various certification and signature blocks.

Vertical text on the far left edge of the page, including project name and date.

# ALTA/NSPS LAND TITLE SURVEY



**PARCEL "A"**  
 COVERED PATIO  
 MULTI-STORY BUILDING  
 HEIGHT = 154 +/- FEET  
 FF = 4.50 FEET (NGVD29)  
 PARCEL = 71,239.5 +/- sqft  
 BUILDING = 27,612 +/- sqft

**FOLIO: 02-3226-001-1850**  
**OWNER: HHP MIAMI BCH**  
**ASSOCIATES LLC**  
**LOTS 1-8**

File No. 02-3226-001-1850  
 Created by: Albert  
 C:\PROJ\5847\B100\4041 COLLINS AVE/CAD DWG\5847-4041 COLLINS AVE (ALTA SURVEY) 4-14-22 rev 1.dwg

**E.R. Brownell**  
**& Associates, Inc.**  
 CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS  
 4887 SW 7th COURT  
 MIAMI, FLORIDA, 33135  
 PHONE: 305-680-8888 FAX: 305-250-9870  
 www.erbrownell.com

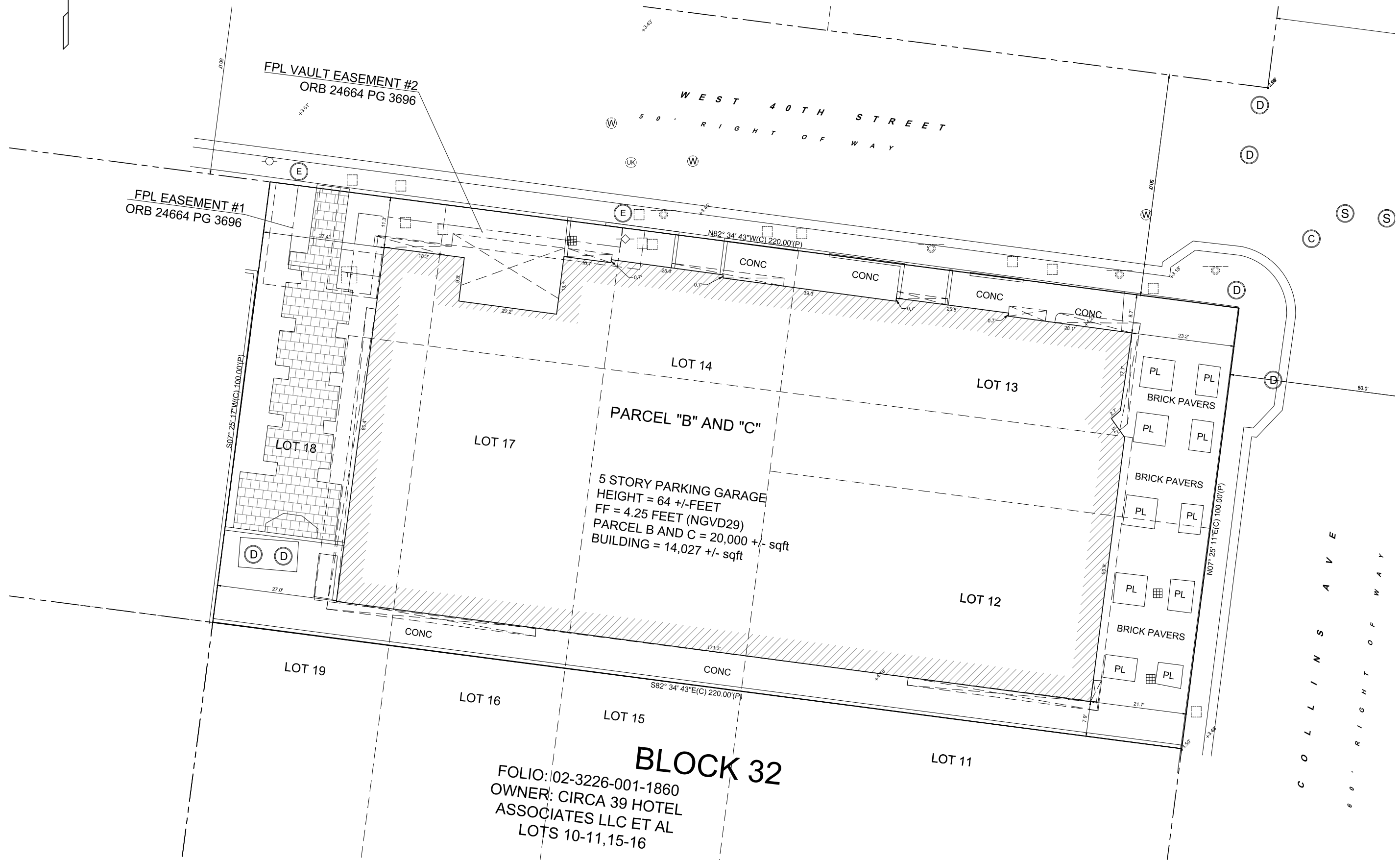
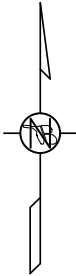
4041 COLLINS AVENUE  
 MIAMI BEACH, FL

No.	Date	Appvd.	Job No.	Description

Certification No. LB761  
 PLS/PSM No. 2891  
 Field Book No. FILE  
 Drawn by: SMB  
 Checked by: TB  
 Scale: 1" = 20'  
 Date: 04/14/22  
 Job No. 58467

SEE SHEET 1  
 FOR CERTIFICATIONS.  
 Sheet No.  
**2 OF 3**  
 Sketch No.  
**LS-3448**

# ALTA/NSPS LAND TITLE SURVEY



**E.R. Brownell & Associates, Inc.**  
CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS  
4887 SW 7th COURT  
MIAMI, FLORIDA, 33135  
PHONE: 305-680-8888 FAX: 305-390-9870  
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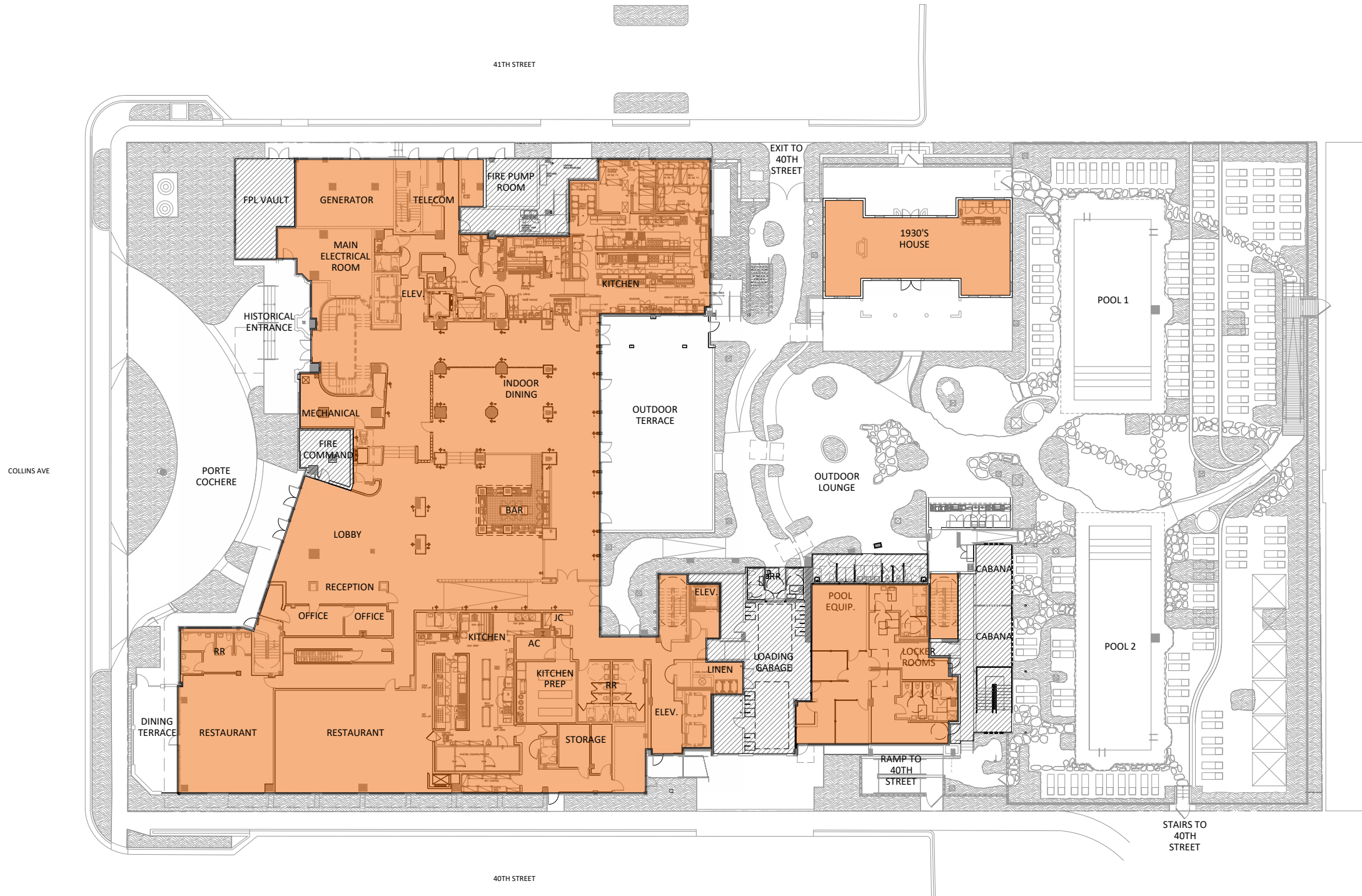
4041 COLLINS AVENUE  
MIAMI BEACH, FL

No.	Date	Appvd.	Job No.	Description

Certification No. LB761  
PLS/PSM No. 2891  
Field Book No. FILE  
Drawn by: SMB  
Checked by: TB  
Scale: 1" = 10'  
Date: 04-14-22  
Job No. 58467

SEE SHEET 1 FOR CERTIFICATIONS.  
Sheet No.  
**3 OF 3**  
Sketch No.  
**LS-3448**

File Path: 61709292  
Created by: Admin  
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**\*\*EXISTING FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>214,386</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>




\*\*\*NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS

**\*\*\*PROPOSED FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

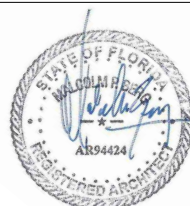
FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>214,541</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>

\*\*\*NOTE: F.A.R. BASED OFF EOA LINE DRAWINGS

-  HATCH INDICATES F.A.R.
-  HATCH INDICATES NON F.A.R. BREEZEWAY
-  OPEN AIR/NOT INCLUDED F.A.R.

**01** EXISTING GROUND FLOOR F.A.R.

1/16"=1'-0"



**ANDAZ, MIAMI BEACH**  
**4041 COLLINS AVE., MIAMI BEACH, FL 33140**  
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

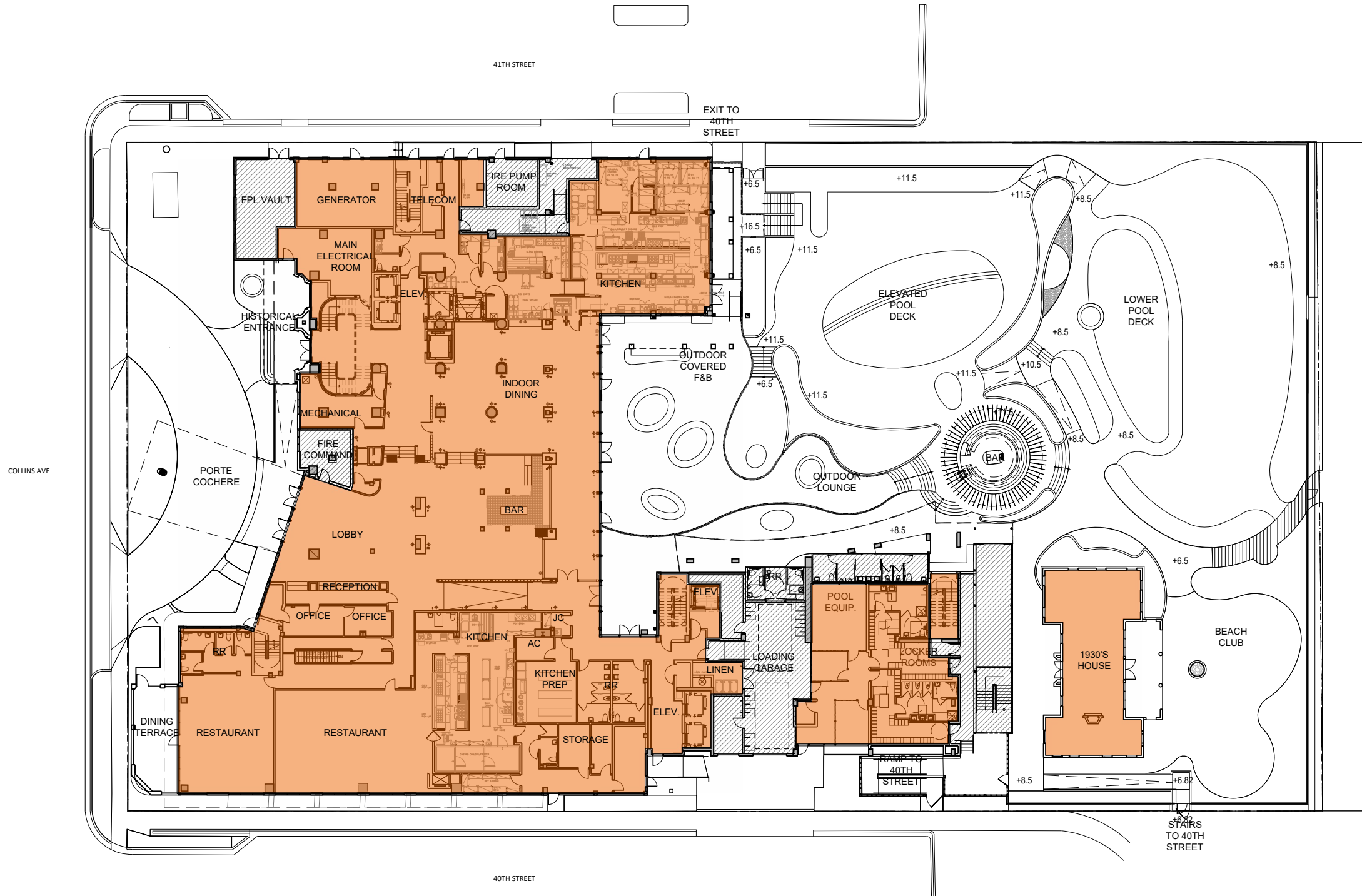
E o A , I n c | 1929 Ponce de Leon Blvd., Coral Gables, Florida 33146 | 3 0 5 . 4 4 4 . 0 9 9 0 | State of Florida Architect of Record Malcolm Berg, AIA License No. AR94424



sheet no.

**A-1.3**

SCALE: AS NOTED



**\*\*EXISTING FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>214,386</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>




\*\*NOTE: F.A.R. BASED OFF KOBİ KARP DRAWINGS

**\*\*\*PROPOSED FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

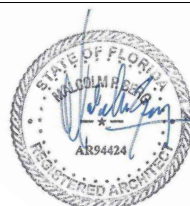
FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>214,541</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>

\*\*\*NOTE: F.A.R. BASED OFF EOA LINE DRAWINGS

-  HATCH INDICATES F.A.R.
-  HATCH INDICATES NON F.A.R. BREEZEWAY
-  OPEN AIR/NOT INCLUDED F.A.R.

**01** PROPOSED GROUND FLOOR F.A.R.

1/16"=1'-0"



**ANDAZ, MIAMI BEACH**  
**4041 COLLINS AVE., MIAMI BEACH, FL 33140**  
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

E o A , I n c | 1929 Ponce de Leon Blvd., Coral Gables, Florida 33146 | 3 0 5 . 4 4 4 . 0 9 9 0 | State of Florida Architect of Record Malcolm Berg, AIA License No. AR94424

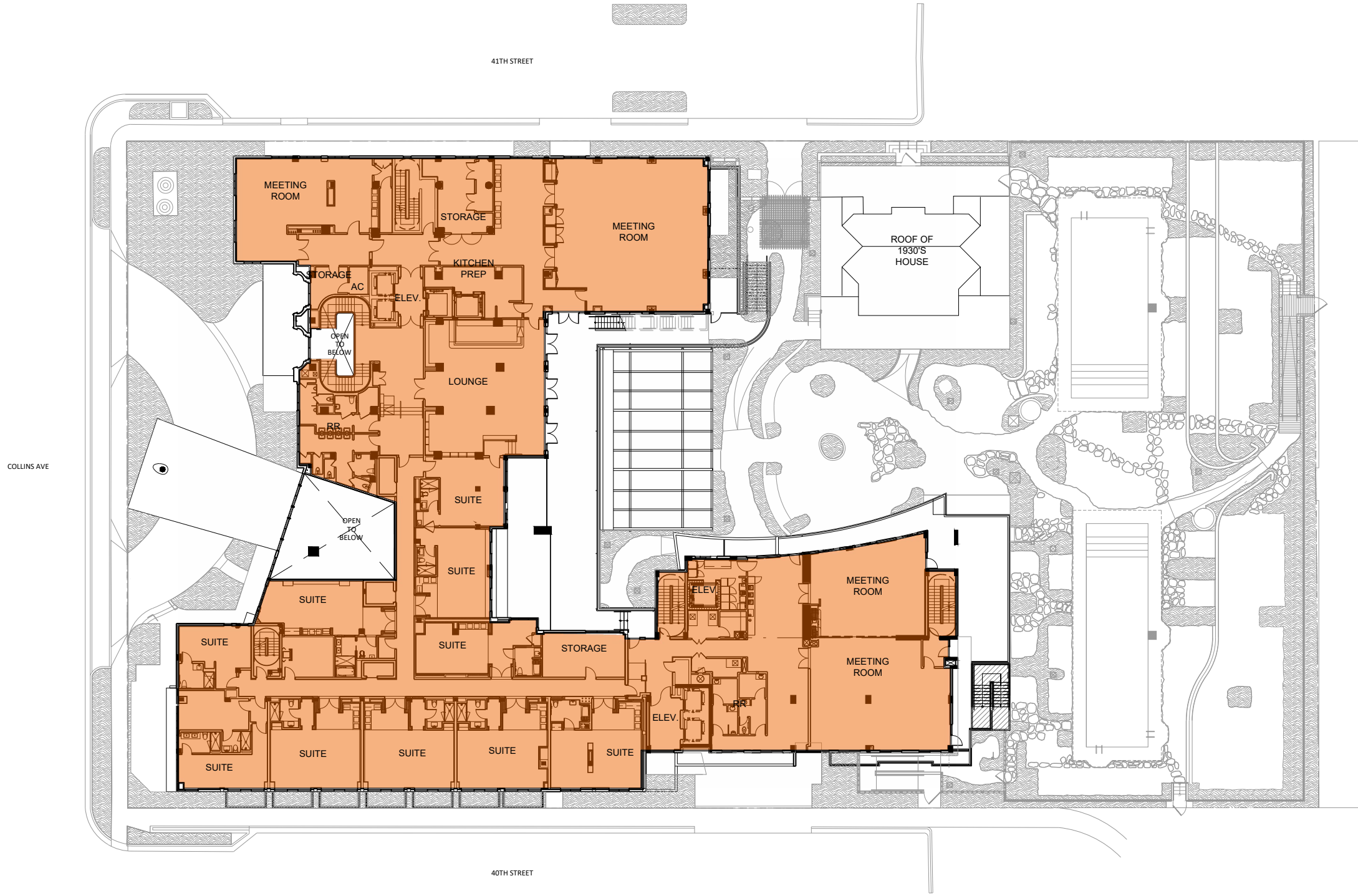


sheet no.

**A-1.4**

SCALE: AS NOTED





**\*\*EXISTING FLOOR AREA CALCULATIONS**  
SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>214,386</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>

\*\*\*NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS

**\*\*PROPOSED FLOOR AREA CALCULATIONS**  
SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>214,541</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>

\*\*\*NOTE: F.A.R. BASED OFF EOA LINE DRAWINGS

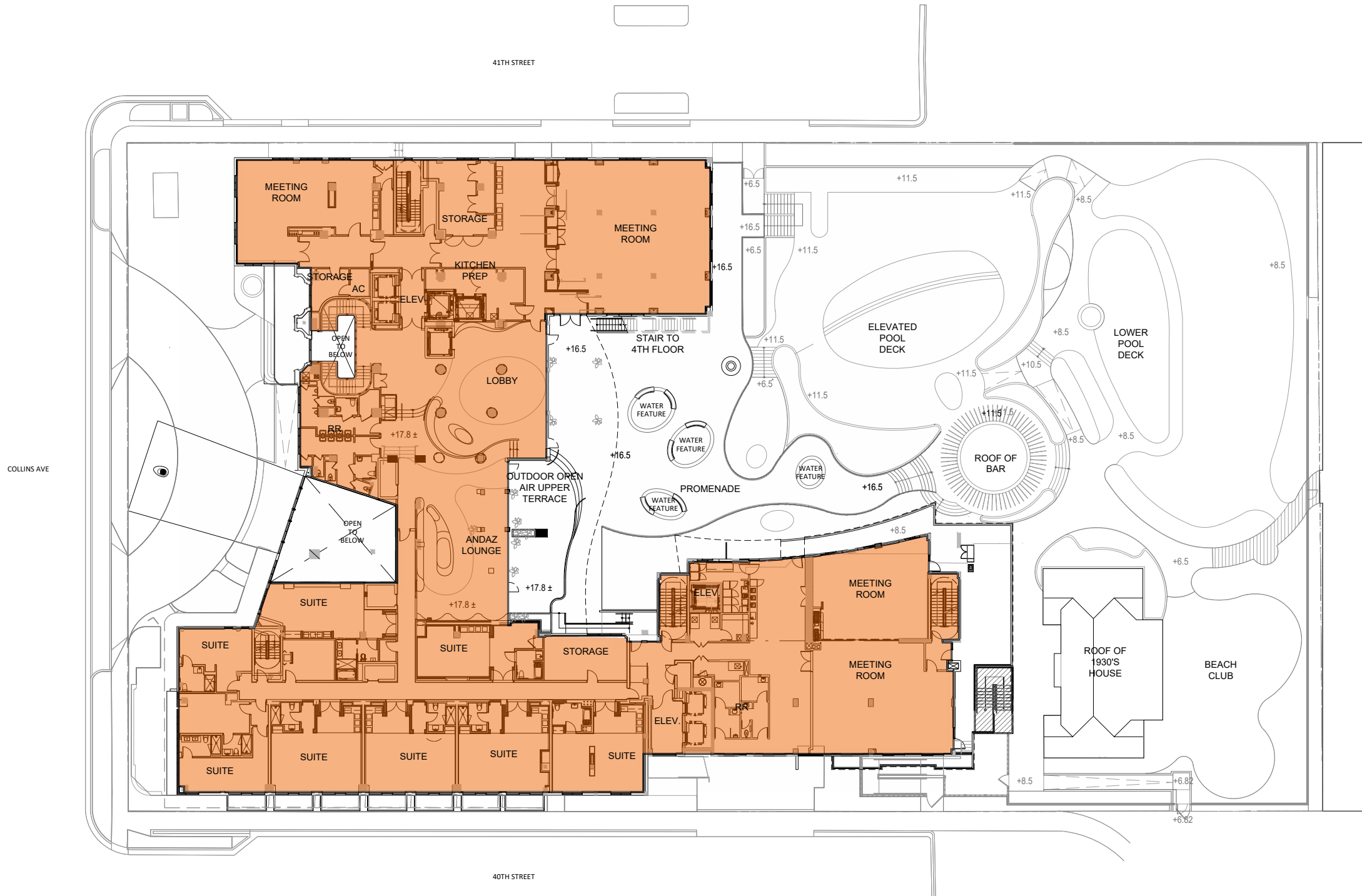
- HATCH INDICATES F.A.R.
- HATCH INDICATES NON F.A.R. BREEZEWAY
- OPEN AIR/NOT INCLUDED F.A.R.

**01** EXISTING SECOND FLOOR F.A.R.  
1/16"=1'-0"



**ANDAZ, MIAMI BEACH**  
**4041 COLLINS AVE., MIAMI BEACH, FL 33140**  
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY  
 NOVEMBER XX, 2022: FIRST SUBMITTAL

sheet no.  
**A-1.5**  
SCALE: AS NOTED



**\*\*EXISTING FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>214,386</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>




\*\*\*NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS

**\*\*PROPOSED FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

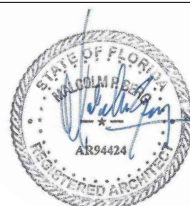
FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>214,541</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>

\*\*\*NOTE: F.A.R. BASED OFF EGA LINE DRAWINGS

-  HATCH INDICATES F.A.R.
-  HATCH INDICATES NON F.A.R. BREEZEWAY
-  OPEN AIR/NOT INCLUDED F.A.R.

**01** PROPOSED SECOND FLOOR F.A.R.

1/16"=1'-0"



**ANDAZ, MIAMI BEACH**  
**4041 COLLINS AVE., MIAMI BEACH, FL 33140**  
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

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sheet no.

**A-1.6**

SCALE: AS NOTED

**\*\*EXISTING FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>214,386</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>

\*\*\*NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS




**\*\*\*PROPOSED FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>214,541</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>

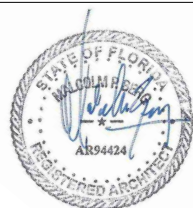
\*\*\*NOTE: F.A.R. BASED OFF EOA LINE DRAWINGS



-  HATCH INDICATES F.A.R.
-  HATCH INDICATES NON F.A.R. BREEZEWAY
-  OPEN AIR/NOT INCLUDED F.A.R.

**01** EXISTING FOURTH FLOOR F.A.R.

1/16"=1'-0"



**ANDAZ, MIAMI BEACH**  
**4041 COLLINS AVE., MIAMI BEACH, FL 33140**  
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

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sheet no.

**A-1.7**

SCALE: AS NOTED

**\*\*EXISTING FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>214,386</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>

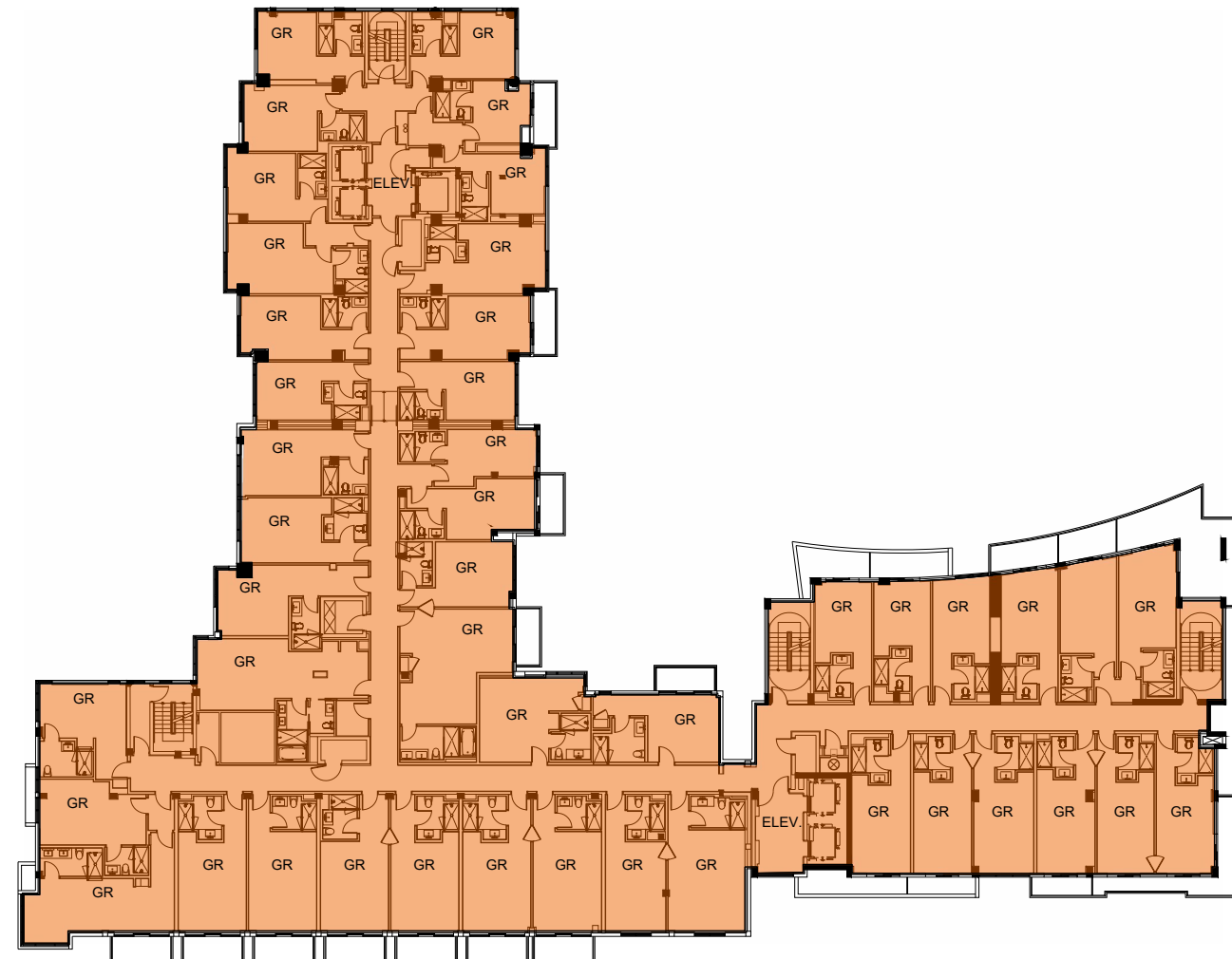
\*\*NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS




**\*\*\*PROPOSED FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
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LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>214,541</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>

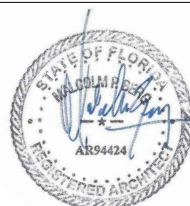
\*\*\*NOTE: F.A.R. BASED OFF EGA LINE DRAWINGS



-  HATCH INDICATES F.A.R.
-  HATCH INDICATES NON F.A.R. BREEZEWAY
-  OPEN AIR/NOT INCLUDED F.A.R.

**01** EXISTING FIFTH TO NINTH FLOOR F.A.R.

1/16"=1'-0"



**ANDAZ, MIAMI BEACH**  
**4041 COLLINS AVE., MIAMI BEACH, FL 33140**  
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

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sheet no.

**A-1.8**

SCALE: AS NOTED

**\*\*EXISTING FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>214,386</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>

\*\*NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS




**\*\*\*PROPOSED FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
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LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>214,541</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>

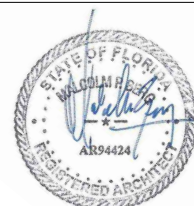
\*\*\*NOTE: F.A.R. BASED OFF EGA LINE DRAWINGS



-  HATCH INDICATES F.A.R.
-  HATCH INDICATES NON F.A.R. BREEZEWAY
-  OPEN AIR/NOT INCLUDED F.A.R.

**01** EXISTING TENTH FLOOR F.A.R.

1/16"=1'-0"



**ANDAZ, MIAMI BEACH**  
**4041 COLLINS AVE., MIAMI BEACH, FL 33140**  
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

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sheet no.

**A-1.9**

SCALE: AS NOTED

**\*\*EXISTING FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
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LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>214,386</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>

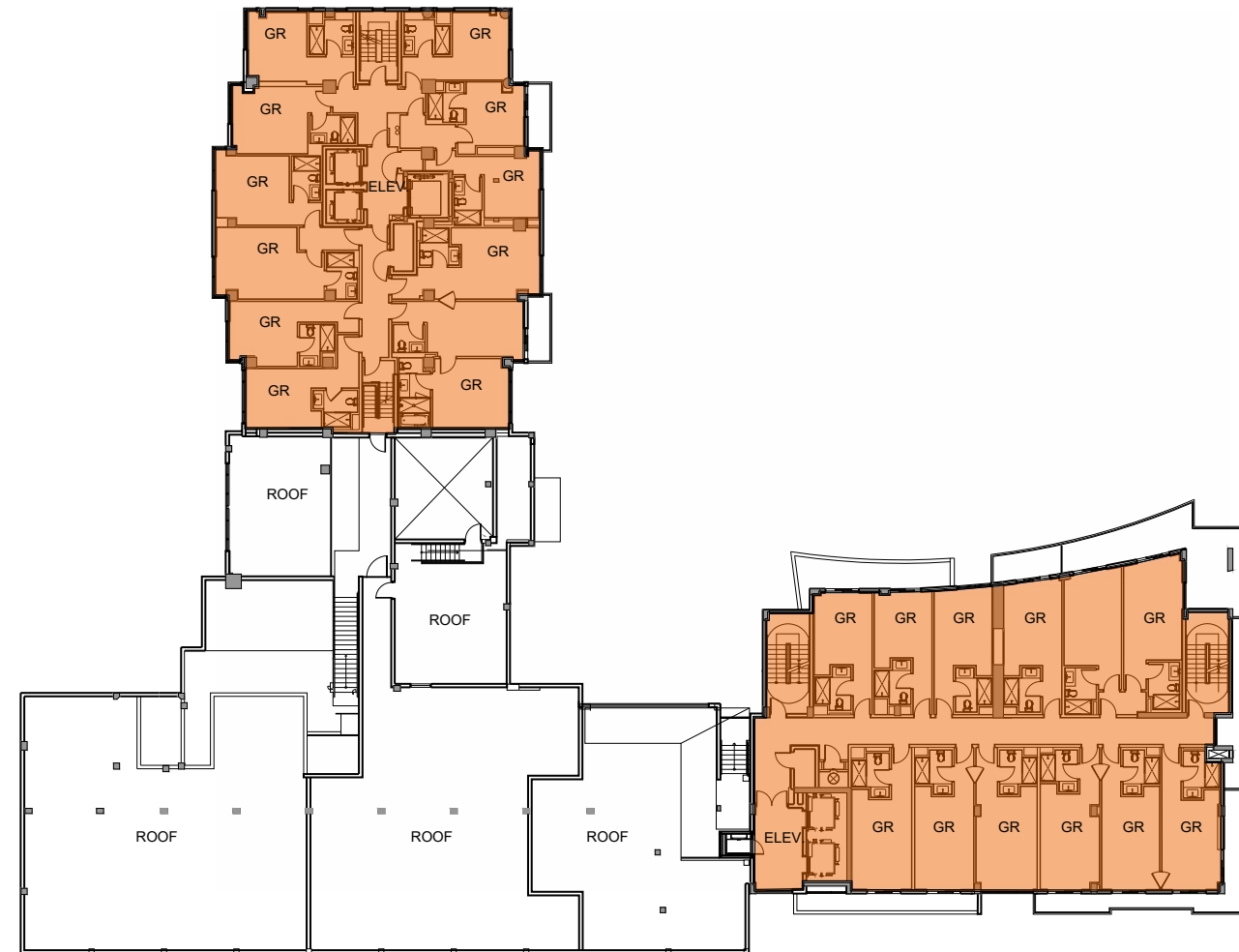
\*\*NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS




**\*\*\*PROPOSED FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>214,541</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>

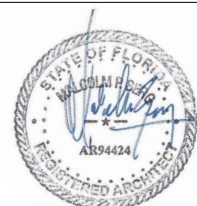
\*\*\*NOTE: F.A.R. BASED OFF EGA LINE DRAWINGS



-  HATCH INDICATES F.A.R.
-  HATCH INDICATES NON F.A.R. BREEZEWAY
-  OPEN AIR/NOT INCLUDED F.A.R.

**01** EXISTING ELEVENTH FLOOR F.A.R.

1/16"=1'-0"



**ANDAZ, MIAMI BEACH**  
**4041 COLLINS AVE., MIAMI BEACH, FL 33140**  
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

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**A-1.10**

SCALE: AS NOTED

**\*\*EXISTING FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>214,386</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>

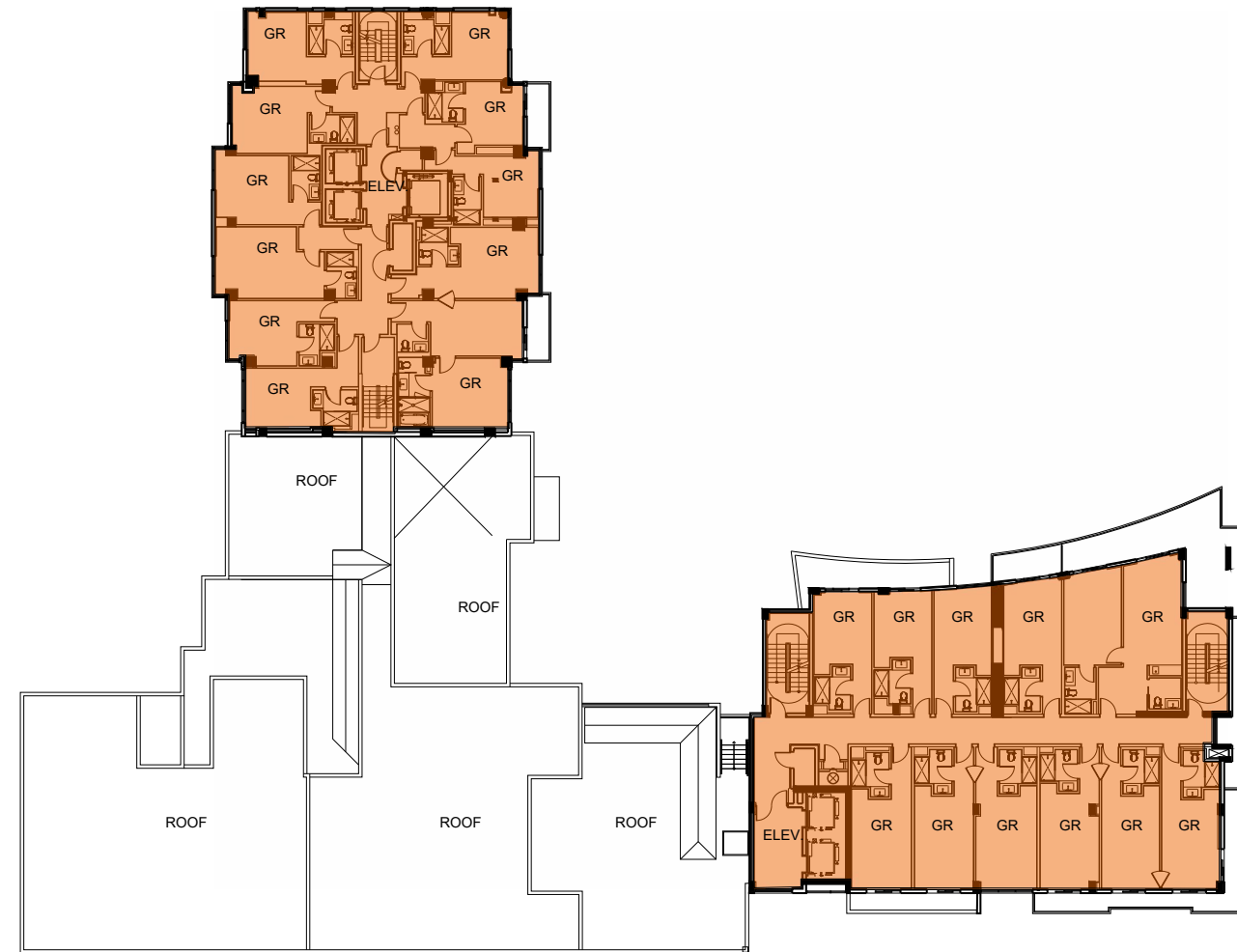
\*\*NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS




**\*\*\*PROPOSED FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>214,541</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>

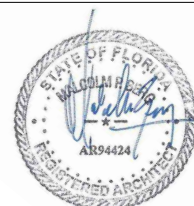
\*\*\*NOTE: F.A.R. BASED OFF EGA LINE DRAWINGS



-  HATCH INDICATES F.A.R.
-  HATCH INDICATES NON F.A.R. BREEZEWAY
-  OPEN AIR/NOT INCLUDED F.A.R.

**01** EXISTING TWELFTH FLOOR F.A.R.

1/16"=1'-0"



**ANDAZ, MIAMI BEACH**  
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**A-1.11**

SCALE: AS NOTED

**\*\*EXISTING FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>214,386</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>

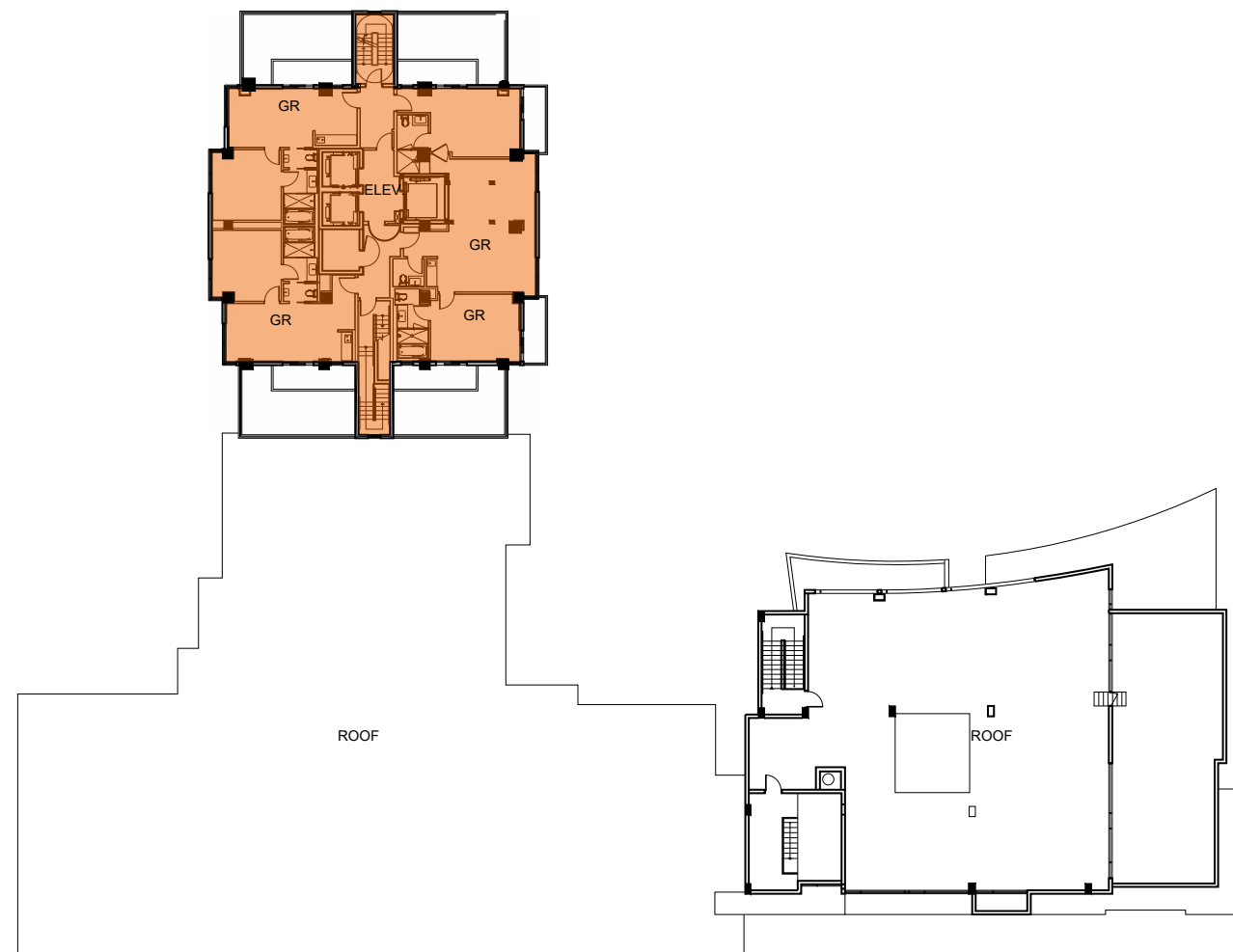
\*\*NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS




**\*\*\*PROPOSED FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>214,541</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>

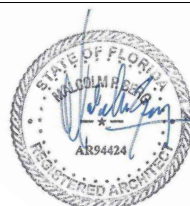
\*\*\*NOTE: F.A.R. BASED OFF EGA LINE DRAWINGS



-  HATCH INDICATES F.A.R.
-  HATCH INDICATES NON F.A.R. BREEZEWAY
-  OPEN AIR/NOT INCLUDED F.A.R.

**01** EXISTING FOURTEENTH FLOOR F.A.R.

1/16"=1'-0"



**ANDAZ, MIAMI BEACH**  
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 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

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**A-1.12**

SCALE: AS NOTED



**\*\*EXISTING FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>214,386</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>

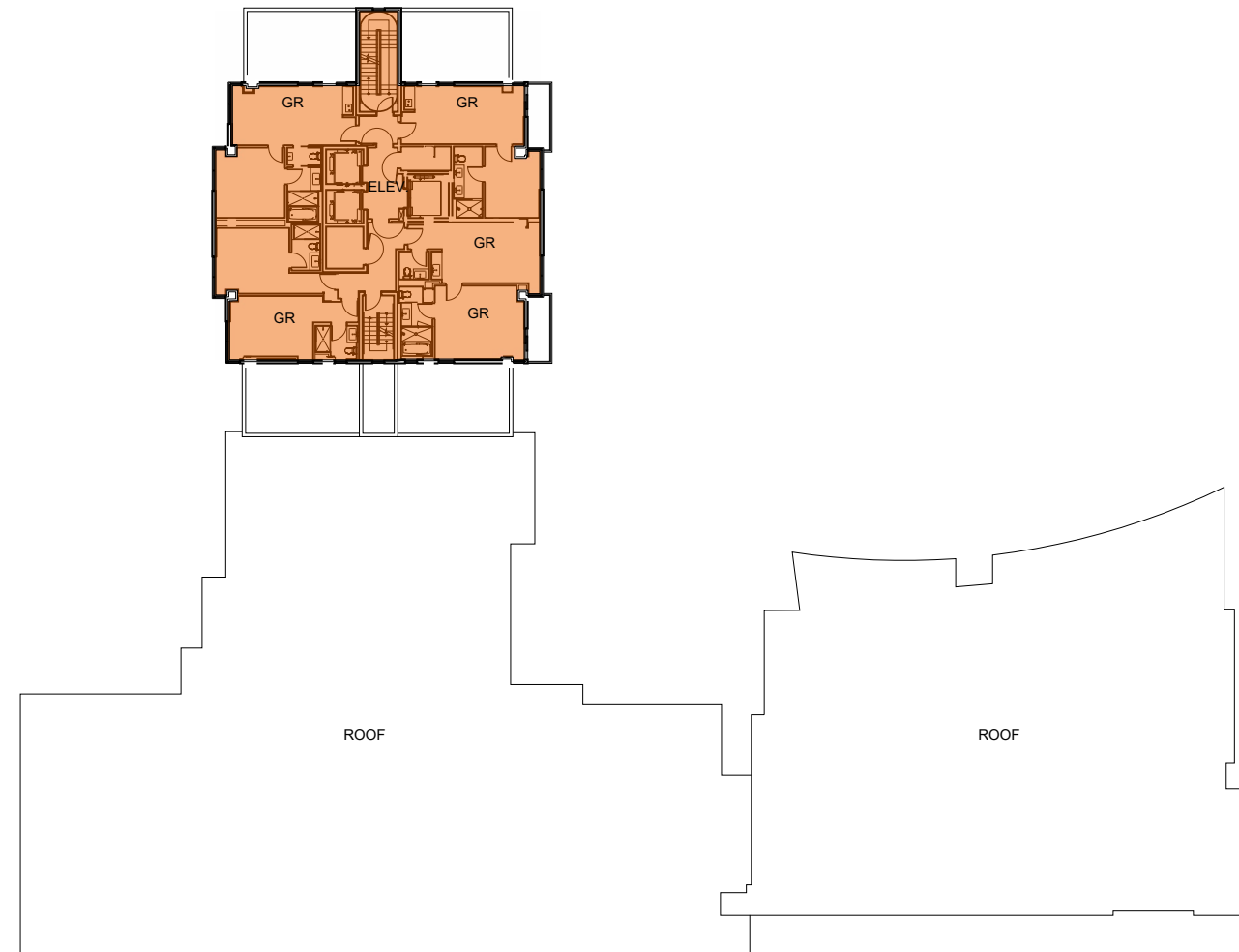
\*\*NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS




**\*\*\*PROPOSED FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>214,541</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>

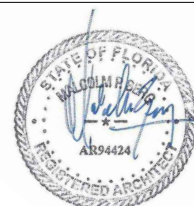
\*\*\*NOTE: F.A.R. BASED OFF EGA LINE DRAWINGS



-  HATCH INDICATES F.A.R.
-  HATCH INDICATES NON F.A.R. BREEZEWAY
-  OPEN AIR/NOT INCLUDED F.A.R.

**01** EXISTING FIFTEENTH FLOOR F.A.R.

1/16"=1'-0"



**ANDAZ, MIAMI BEACH**  
**4041 COLLINS AVE., MIAMI BEACH, FL 33140**  
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

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**A-1.13**

SCALE: AS NOTED

**\*\*EXISTING FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>214,386</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>




\*\*NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS

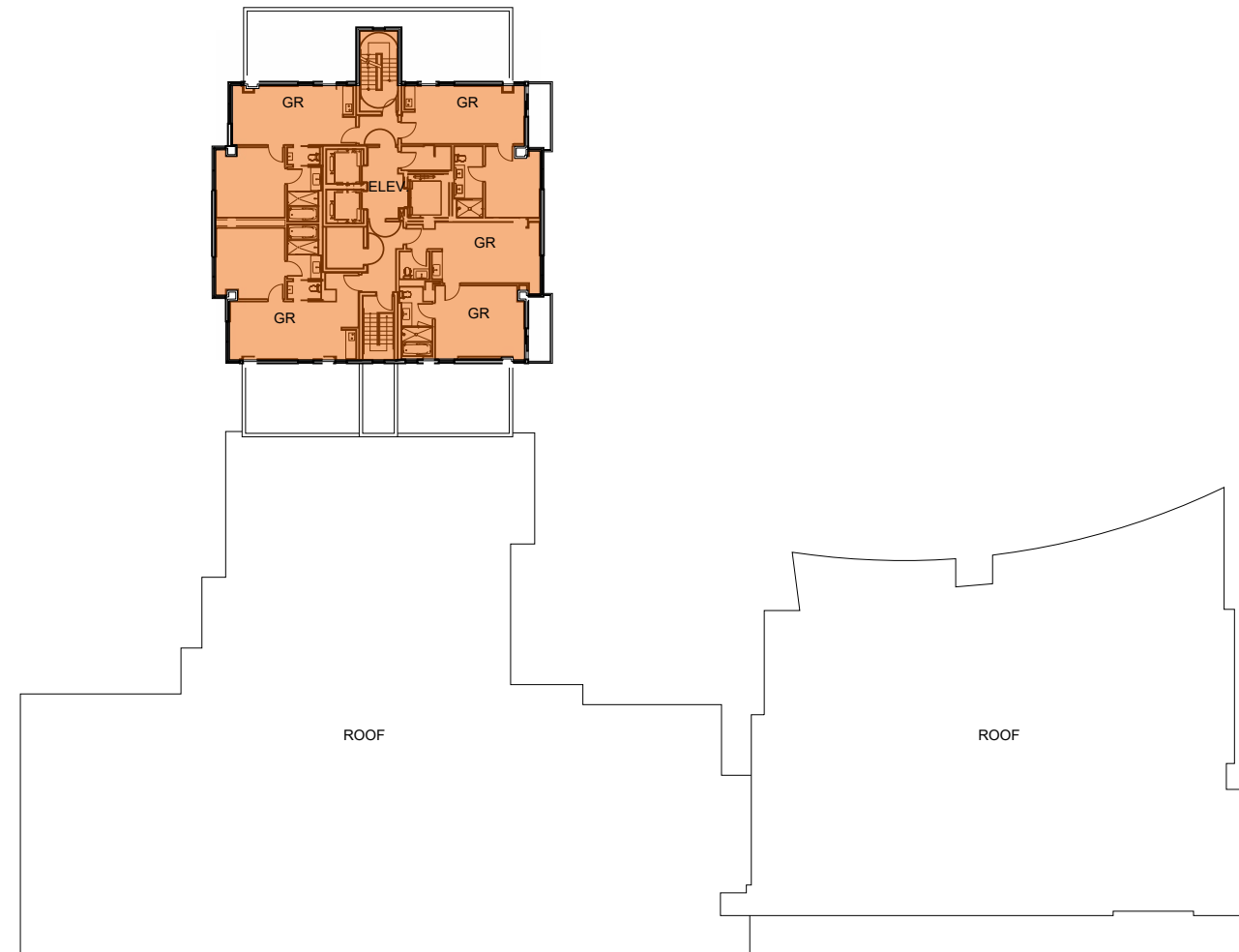
**\*\*PROPOSED FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

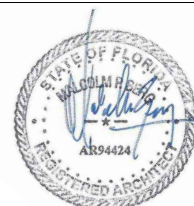
FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
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LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
<b>TOTAL FLOOR AREA</b>		<b>214,541</b>
<b>TOTAL FLOOR AREA ALLOWED</b>		<b>213,600</b>

\*\*\*NOTE: F.A.R. BASED OFF EGA LINE DRAWINGS

-  HATCH INDICATES F.A.R.
-  HATCH INDICATES NON F.A.R. BREEZEWAY
-  OPEN AIR/NOT INCLUDED F.A.R.



**01** EXISTING SIXTEENTH FLOOR F.A.R.  
1/16"=1'-0"



**ANDAZ, MIAMI BEACH**  
**4041 COLLINS AVE., MIAMI BEACH, FL 33140**  
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

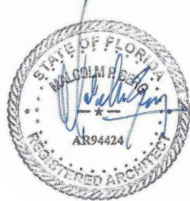
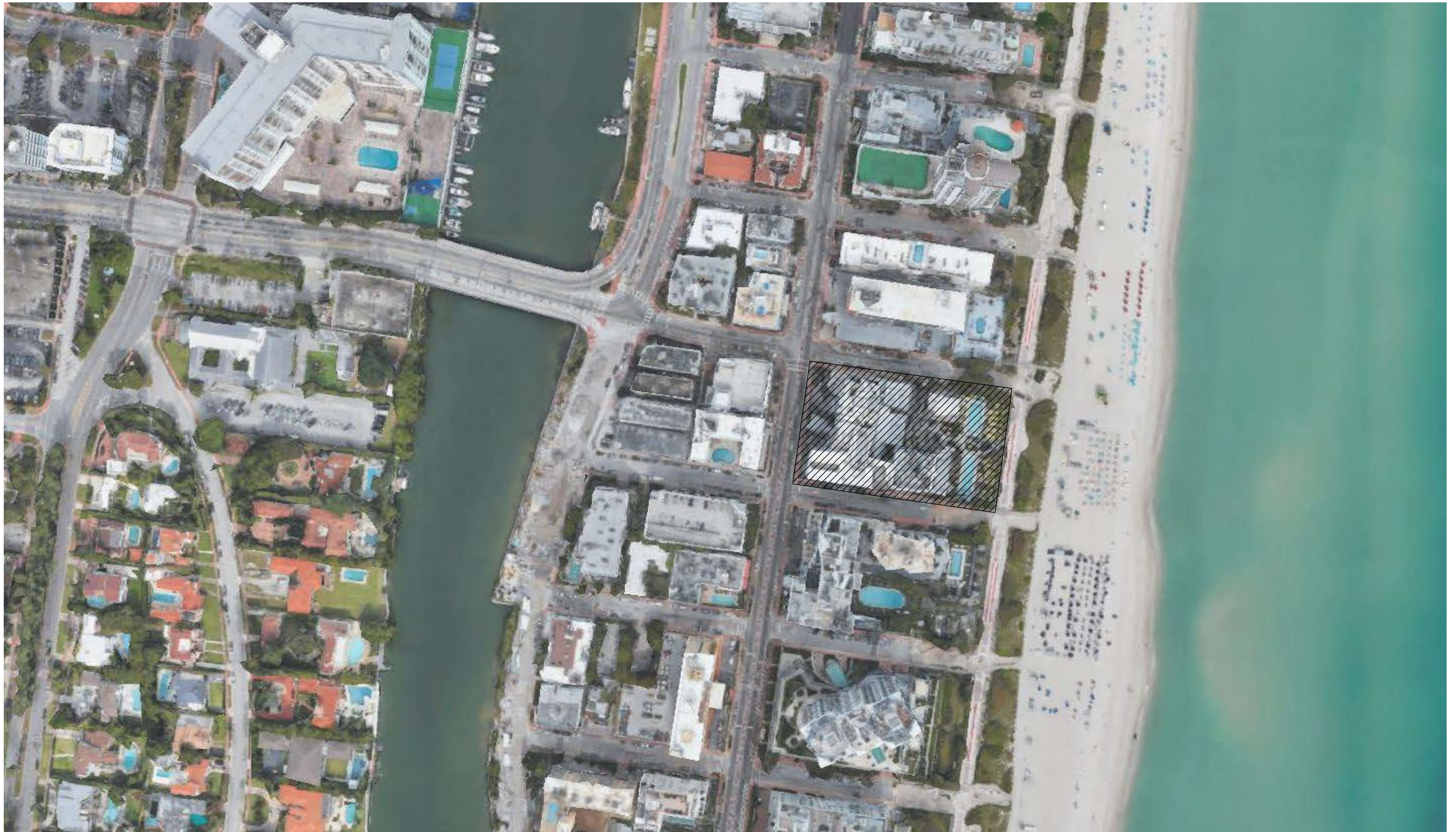
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sheet no.

**A-1.14**

SCALE: AS NOTED



ANDAZ, MIAMI BEACH  
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HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

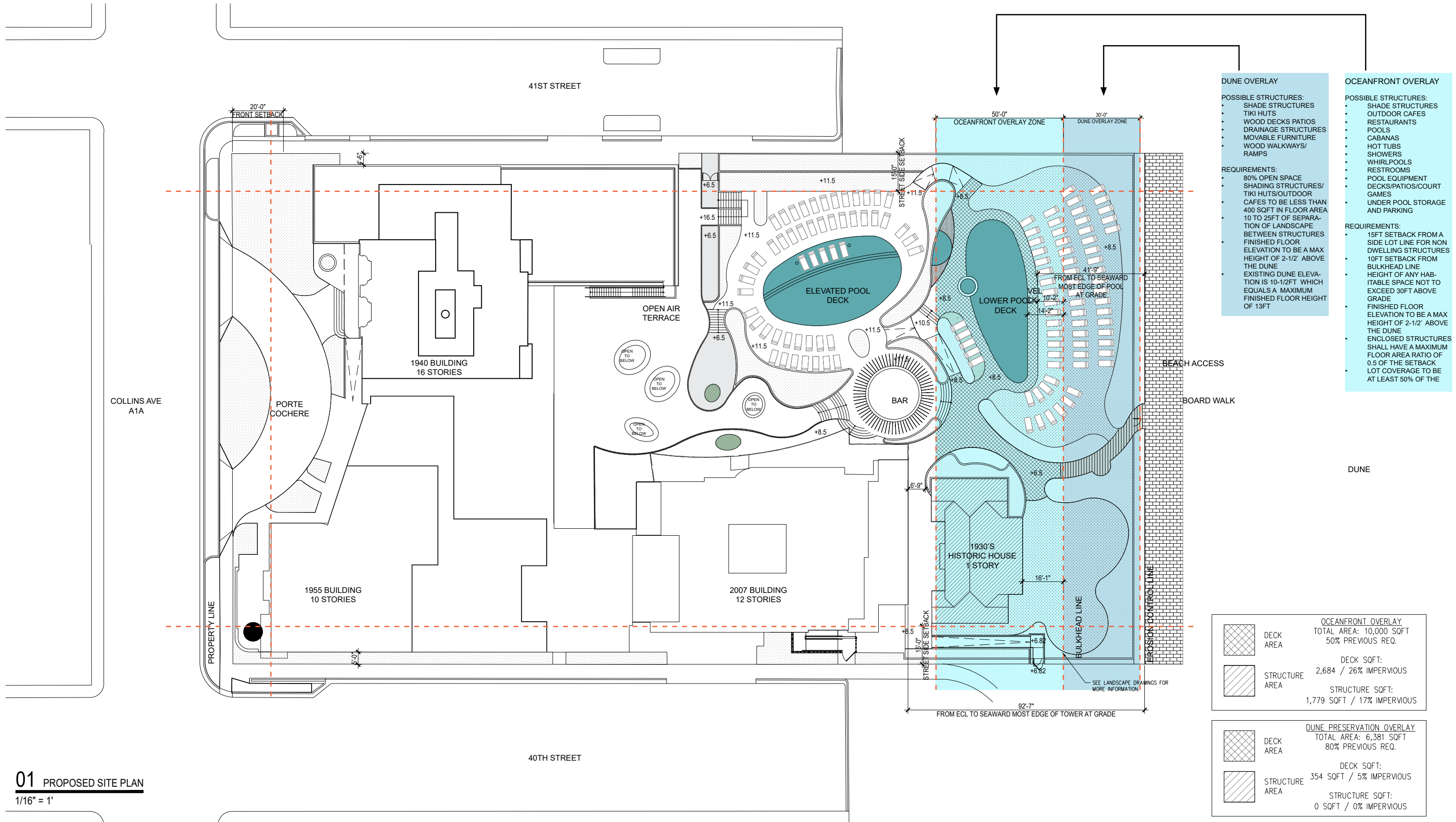
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sheet no.

**A-1.15**

SCALE: AS NOTED

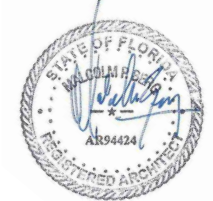


- DUNE OVERLAY**
- POSSIBLE STRUCTURES:
    - SHADE STRUCTURES
    - TIKI HUTS
    - WOOD DECKS PATIOS
    - DRAINAGE STRUCTURES
    - MOVABLE FURNITURE
    - WOOD WALKWAYS/RAMPS
  - REQUIREMENTS:
    - 80% OPEN SPACE
    - SHADING STRUCTURES/ TIKI HUTS/OUTDOOR CAFES TO BE LESS THAN 400 SQFT IN FLOOR AREA
    - 10 TO 25FT OF SEPARATION OF LANDSCAPE BETWEEN STRUCTURES
    - FINISHED FLOOR ELEVATION TO BE A MAX HEIGHT OF 2-1/2' ABOVE THE DUNE
    - EXISTING DUNE ELEVATION IS 10-1/2FT WHICH EQUALS A MAXIMUM FINISHED FLOOR HEIGHT OF 13FT
- OCEANFRONT OVERLAY**
- POSSIBLE STRUCTURES:
    - SHADE STRUCTURES
    - OUTDOOR CAFES
    - RESTAURANTS
    - POOLS
    - CABANAS
    - HOT TUBS
    - SHOWERS
    - WHIRLPOOLS
    - RESTROOMS
    - POOL EQUIPMENT
    - DECKS/PATIOS/COURT GAMES
    - UNDER POOL STORAGE AND PARKING
  - REQUIREMENTS:
    - 15FT SETBACK FROM A SIDE LOT LINE FOR NON DWELLING STRUCTURES
    - 10FT SETBACK FROM BULKHEAD LINE
    - HEIGHT OF ANY HABITABLE SPACE NOT TO EXCEED 30FT ABOVE GRADE
    - FINISHED FLOOR ELEVATION TO BE A MAX HEIGHT OF 2-1/2' ABOVE THE DUNE
    - ENCLOSED STRUCTURES SHALL HAVE A MAXIMUM FLOOR AREA RATIO OF 0.5 OF THE SETBACK LOT COVERAGE TO BE AT LEAST 50% OF THE

	DECK AREA	OCEANFRONT OVERLAY TOTAL AREA: 10,000 SQFT 50% PREVIOUS REQ.
	STRUCTURE AREA	DECK SQFT: 2,684 / 26% IMPERVIOUS
		STRUCTURE SQFT: 1,779 SQFT / 17% IMPERVIOUS

	DECK AREA	DUNE PRESERVATION OVERLAY TOTAL AREA: 6,381 SQFT 80% PREVIOUS REQ.
	STRUCTURE AREA	DECK SQFT: 354 SQFT / 5% IMPERVIOUS
		STRUCTURE SQFT: 0 SQFT / 0% IMPERVIOUS

**01** PROPOSED SITE PLAN  
1/16" = 1'



**ANDAZ, MIAMI BEACH**  
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**A-1.16**

SCALE: AS NOTED